



HOUSING HOPE
COMMERCE
BUILDING

BUILT 1910

Corner of Hewitt and Rockefeller

*Listed on National Register of
Historic Places*

- 29 Units Single Room Occupancy (SRO)
 - Previously homeless Individuals
 - Individuals with income 30% AMI
 - HUD – Mod Rehab Project
 - Rent is 30% adjusted gross income
 - Everett Housing Authority subsidy
- 19 Units Affordable Rentals (studio)
 - Individuals with income 30/50% AMI
 - Rents: \$463 - \$625/month
- 3 Commercial Spaces
- On site services to promote increased housing stability
 - Resource Coordinator (.5 FTE)
 - Property Manager (.5 FTE)
 - Maintenance Tech (.5 FTE)
- Population Served in Homeless SRO Units
 - 74% are age 45 years or older
 - 98% have at least one “condition”
 - 55% Mental Health
 - 39% Alcohol
 - 16% Drugs
 - 10% Chronic Health
 - Majority have an income less than \$750/month
 - Primary source of income is SSI/SSDI

- Challenge: Residential housing in business center
 - Smoke-free housing and 25 foot rule
 - Downtown Bars with inexpensive drinks
 - Residents from substandard rentals in the area

Solutions:

- Monthly Resident Council meetings
 - Consistent communication with business neighbors
 - On-site staff
- Challenge: Aging population with multiple challenges
 - Population is aging – most over age 50
 - Many are experiencing late stage alcoholism
 - Most have chronic health issues
 - Few have family or social supports
 - Few consistently access preventive and/or stabilizing health services
 - Focus is on quality of life
 - Most will need to transition to family home/care facilities
 - Limited availability and/or appropriate facilities
 - Challenge: Funding for adequate support services
 - On-site support staff is a very cost effective strategy for assisting these individuals to maintain housing
 - On-site recovery and mental health services would significantly increase the stability of these individuals (Harm Reduction)
 - On-site health care services would significantly reduce acute health crises and would significantly reduce inappropriate Emergency Room usage
 - Challenge: Shortage of SRO units
 - Many residents remain housed at the Commerce Building for an average of 5 years or more
 - The waitlist for the 29 SRO-homeless units consistently exceeds 60 individuals and the wait averages 2 years
 - The waitlist for the 19 Affordable rentals is typically 50 individuals and the wait averages 1 year
 - Housing and Services – It Works!
 - With adequate on-site support services most individuals will maintain housing for long periods of time
 - The cost of housing and services is significantly less, over time, than the cost of hospitalization, jail, law enforcement, etc.
 - The majority of Commerce Residents are positive and contributing citizens of our community